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Lot

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CARD

Residential

ARLINGTON

APPRaised: 1,873,300 / 1,873,300

USE VALUE: 1,873,300 / 1,873,300

ASSESSED: 1,873,300 / 1,873,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PARKER RD, ARLINGTON

OWNERSHIP

Owner 1:	OWAYDA SLEIMAN & SUZANNE			
Owner 2:	TRUSTEES/OWAYDA REALTY TRUST			
Owner 3:				
Street 1:	15 PARKER RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	HOOK STEPHANIE ANN/TRS -		
Owner 2:	PARKER REALTY TRUST -		
Street 1:	15 PARKER ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .303 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1957, having primarily Wood Shingle Exterior and 5021 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13182		Sq. Ft.	Site		0	70.	0.93	4			View	50					856,238						856,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13182.000	1,017,100		856,200	1,873,300
Total Card	0.303	1,017,100		856,200	1,873,300
Total Parcel	0.303	1,017,100		856,200	1,873,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	373.13	/Parcel:	373.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,017,100	0	13,182.	856,200	1,873,300		Year end	12/23/2021
2021	101	FV	1,017,100	0	13,182.	856,200	1,873,300		Year End Roll	12/10/2020
2020	101	FV	1,016,900	0	13,182.	856,200	1,873,100	1,873,100	Year End Roll	12/18/2019
2019	101	FV	788,100	1600	13,182.	856,200	1,645,900	1,645,900	Year End Roll	1/3/2019
2018	101	FV	788,100	1600	13,182.	733,900	1,523,600	1,523,600	Year End Roll	12/20/2017
2017	101	FV	788,100	1600	13,182.	685,000	1,474,700	1,474,700	Year End Roll	1/3/2017
2016	101	FV	788,100	1600	13,182.	587,100	1,376,800	1,376,800	Year End	1/4/2016
2015	101	FV	692,700	1600	13,182.	526,000	1,220,300	1,220,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOOK STEPHANIE	57816-319		11/7/2011		1,190,000	No	No		
HOOK CAROL A	50228-264		10/16/2007	Family		99	No	No	
HOOK STEPHANIE	50209-492		10/11/2007	Family		99	No	No	
HOOK CAROL A	46490-194		11/17/2005	Family		99	No	No	
HOOK STEPHANIE	46089-57		9/15/2005	Family		99	No	No	
HOOK CAROL A	43850-150		10/8/2004	Family		99	No	No	
HOOK STEPHANIE	43850-143		10/8/2004	Family		99	No	No	
HOOK CAROL A	39788-497		7/2/2003	Family		99	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2012	171	Manual	275,000	C				update 1st & 2nd f
1/26/2012	97	Inter-De	40,000					interior demo, exc

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
6/1/2012	Meas/Inspect	JBS	JOHN S
2/7/2012	MLS	EMK	Ellen K
5/11/2009	Meas/Inspect	189	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
12/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

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